
HUNTERS®
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21 Ann Close, Ellesmere Port, CH66 1TA

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Asking Price £160,000

A fantastic opportunity for first-time buyers and investors alike!

Situated in this popular residential cul-de-sac, this attractive two-bedroom semi-detached home offers well proportioned accommodation, making it an ideal first home or an excellent addition to an investment portfolio.

The property benefits from a welcoming lounge, a contemporary kitchen diner providing the perfect space for everyday living and entertaining and two good sized bedrooms with practical family bathroom.

Externally, the property further boasts off-road parking to the front and an enclosed rear garden, offering a great space to relax and enjoy the outdoors.

Offering plenty of appeal and the potential to make it your own, this is a property not to be missed. Early viewing is highly recommended to fully appreciate what is on offer!

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Porch

Cupboard, double glazed window to side elevation, door through to:-

Lounge

14'7" x 12'6"

Double glazed window to front elevation, central heating radiator, electric flame effect fire with marble hearth and surround, stairs to first floor, door to:-

Kitchen Diner

12'6" x 8'3"

Fitted with a range of wall and base units with contrasting worktops, four burner gas hob with oven below, wall mounted Glow Worm boiler, stainless steel sink unit, tiled splashbacks, double glazed window to rear elevation, part glazed doors to garden.

First Floor

Staircase leads from lounge to first floor landing with loft access.

Bedroom One

12'6" x 8'3"

Two double glazed windows to rear elevation, central heating radiator.

Bedroom Two

12'7" x 7'1" max

Two double glazed windows to front elevation, central heating radiator, built in mirrored wardrobe.

Bathroom

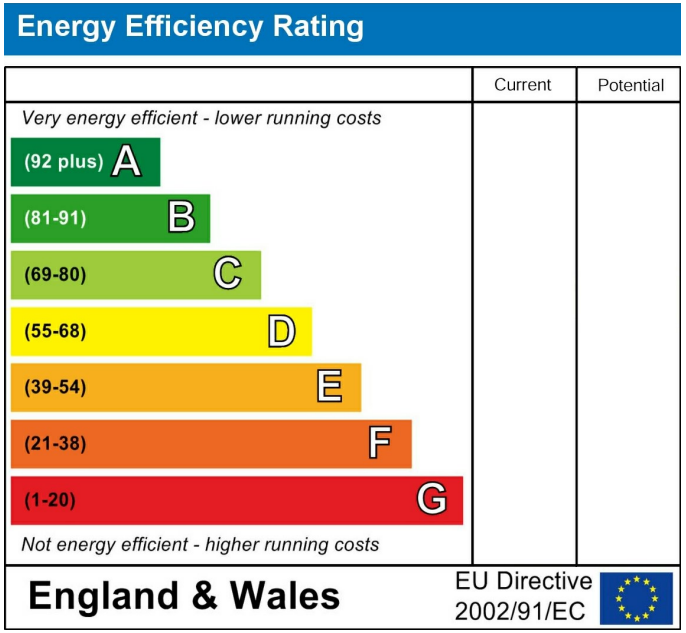
7'0" x 5'9"

Panelled bath with shower over and screen, low level WC, vanity unit with wash hand basin and cupboard below, tiled walls, double glazed window to side elevation.

Outside

To the front there is a small lawned area with pathway leading to the front door. Driveway leading to wooden side access gate.

The rear garden is mainly laid to lawn with decked area and planted borders.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































